



Doc No: RBC-DRR_HTA_A_SC_0010
Client: Reading Borough Council
Job No: RBC-DRR
Rev I

Dwyer Road, Reading
Schedule of Accommodation

REV	-	08/11/2022	PRELIM
	A	09/11/2022	Layout Update
	B	01/12/2022	4Bs and Refuse calcs updated
	C	10/01/2023	Unit Types and Areas Updated
	D	19/01/2023	1 no, house omitted (Dwyer Road edits)
	E	02/02/2023	Unit Types and Areas Updated
	F	14/02/2023	Unit Types and Areas Updated
	G	06/03/2023	6 Bed revised to 5 Bed 10 person home
	H	05/04/2023	DRAFT PLANNING ISSUE
	I	05/05/2023	PLANNING ISSUE

PROPOSED - Accommodation Schedule																														
	Storey	Unit Type								Habitable Rooms	Occupants	Areas				Private External Space		Communal Amenity Space	Tenure				Part M43 WCH Dwelling (5% as per RBC Local Plan 2019)	Cycle Storage Required	Car Parking					
		Unit	Use	Type	Storeys	Habitable Rooms	Occupants	Aspect	Quantity			Total Hab Rooms	Total Occupants	NIA sqm.	Total NIA sqm.	Total GIA	NIA/GIA %		Per Unit	Total sqm.	Total sqm.	Private				Social Rent	Affordable Rent	Shared Owership		
Apartments	GF	Plant Room										16.4	16.4			*Refer to GA Block Plan for variant balcony amenity areas		288.7												
		Bike Store (External)										8.1	8.1																	
		Refuse and Recycling Store										28.1	28.1																	
		Plan Room / Cleaners' Store										13.9	13.9																	
													66.5																	
		1B2PF	Flat	Type B	1	2	2	Dual	1	2	2	61.4	61.4	303.4		9.4	9.4		1				2	1						
		1B2PF	Flat	Type B (V1)	1	2	2	Dual	1	2	2	61.4	61.4			8.5	8.5													
	1B2PF	Flat	Type C	1	2	2	Dual	1	2	2	63.3	63.3			9.8	9.8	1													
	1	3								6	6	186.1		303.4		61.3%	27.7		0				2	0	0	2	1			
	1F	1B2PF	Flat	Type A	1	2	2	Dual	2	4	4	61.4	122.8	303.4		9.4	18.8		2				1							
		1B2PF	Flat	Type C	1	2	2	Dual	1	2	2	63.3	63.3			9.8	9.8		1				1							
		1B2PF	Flat	Type A (V1)	1	2	2	Dual	1	2	2	61.3	61.3			8.5	8.5		1				1							
	1	4								6	6	247.4		303.4		81.5%	37.1		0				4	0	0	0	2			
	1F	1B2PF	Flat	Type A	1	2	2	Dual	2	4	4	61.4	122.8	303.4		9.4	18.8		2				1							
		1B2PF	Flat	Type C	1	2	2	Dual	1	2	2	63.3	63.3			9.8	9.8		1				1							
		1B2PF	Flat	Type A (V1)	1	2	2	Dual	1	2	2	61.3	61.3			8.5	8.5		1				1							
	1	4								6	6	124.7		247.4		303.4	81.5%	37.1		0				4	0	0	0	2		
	1F	1B2PF	Flat	Type A	1	2	2	Dual	2	4	4	61.4	122.8	303.4		9.4	18.8		2				1							
		1B2PF	Flat	Type C	1	2	2	Dual	1	2	2	63.3	63.3			9.8	9.8		1				1							
		1B2PF	Flat	Type A (V1)	1	2	2	Dual	1	2	2	61.3	61.3			8.5	8.5		1				1							
	1	4								6	6	124.7		247.4		303.4	81.5%	37.1		0				4	0	0	0	2		
Apartments Total		4	15								24	24	928.3		1213.6	76.5%	139		288.7	0	14	0	0	2	6					
Houses		3B5PH	House	Type B	2	4	5	Dual	9	36	45	95.3	857.7	857.7		*Refer to GA Site Plan for garden areas			9				18							
		4B8PH	House	Type A	3	6	8	Triple	2	12	16	143	286	286					2				4							
		4B8PH	House	Type B	3	6	8	Triple	4	24	32	150.8	603.2	603.2					4				8							
		5B10PH	House	Type A	3	8	10	Detached	1	8	10	172.5	172.5	172.5	1				2											
Houses Total			16								80	103	1919.4		1919.4	100.0%	702.8		282.1	0	16	0	0	0	30					
TOTAL PROPOSED																														
TOTAL										31	104	127	2847.7		3133	90.9%	841.8		570.8	0	30	0	0	2	36	27				

Summary		
Unit Total	31	Dwellings
Site Area	0.58	Hectares
Density	53.4	Dwellings / Hectare
	179.3	Habitable Rooms / Hectare
Parking	0.87	Ratio spaces per dwelling
Social Rent	96.8%	%
Afordable Rent	0.0%	%
Shared Ownership	0.0%	%

Unit Mix				
Total	1B2P Flat	3B5P House	4B8P House	5B10P House
31	15	9	6	1
	48.4%	29.0%	19.4%	3.2%

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